012.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,600 / 919,600
					USE VALUE:	919,600 / 919,600
					ASSESSED:	919,600 / 919,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARAMANIS KATINA--ETAL	
Owner 2:	CARAMANIS KERRY P	
Owner 3:		
Street 1:	111 LAKE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,074 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2691 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5074.000	502,900	4,700	412,000	919,600
Total Card	0.116	502,900	4,700	412,000	919,600
Total Parcel	0.116	502,900	4,700	412,000	919,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.73 | /Parcel: 341.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9289
GIS Ref:
GIS Ref:
Insp Date: 03/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	503,100	4700	5,074.	412,000	919,800	919,800	Year End Roll	12/18/2019
2019	104	FV	389,700	4700	5,074.	437,700	832,100	832,100	Year End Roll	1/3/2019
2018	104	FV	389,700	4700	5,074.	319,300	713,700	713,700	Year End Roll	12/20/2017
2017	104	FV	366,100	4700	5,074.	278,100	648,900	648,900	Year End Roll	1/3/2017
2016	104	FV	366,100	4700	5,074.	236,900	607,700	607,700	Year End	1/4/2016
2015	104	FV	327,400	4700	5,074.	231,700	563,800	563,800	Year End Roll	12/11/2014
2014	104	FV	327,400	4700	5,074.	190,500	522,600	522,600	Year End Roll	12/16/2013
2013	104	FV	340,300	4700	5,074.	181,300	526,300	526,300		12/13/2012

!1170!

PRINT

Date	Time
12/10/20	16:50:22

LAST REV

Date	Time
07/10/18	14:14:38

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1170

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	6600-554		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	9289
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	832	Re-Roof	16,850	C				
3/20/2002	177	Siding	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Measured	372	PATRIOT
2/3/2003	External Ins	PM	Peter M
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5074		Sq. Ft.	Site		0	80.	1.01	1			Med. Tr	-10					411,999						412,000	

Total AC/HA: 0.11648 | Total SF/SM: 5074 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 411,999 | Spl Credit | Total: 412,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	0.98000199
Adj $ / SQ:	181.422
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683233
Depreciation:	180373
Depreciated Total:	502859

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

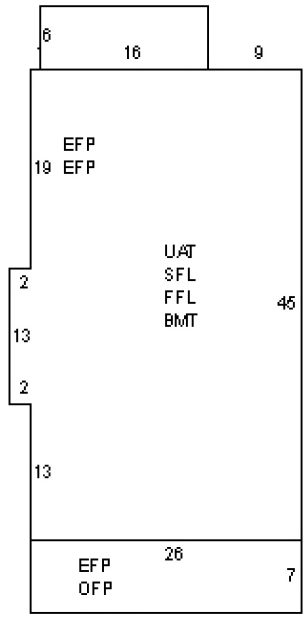
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.42
Special Features:	0	Val/Su Net:	113.19
Final Total:	502900	Val/Su SzAd	210.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	54.430	65,094
FFL	First Floor	1,196	181.420	216,980
SFL	Second Floor	1,196	181.420	216,980
EFP	Enclos Porch	374	33.810	12,647
UAT	Upper Attic	299	127.000	37,972
OFP	Open Porch	182	25.050	4,560

Net Sketched Area:	4,443			Total:	
Size Ad	2392	Gross Are	5820	FinArea	2691

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700